



40 Lavington Drive, Longlevens, Gloucester, GL20HS

£317,500

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Farr & Farr Sales Lettings 

**40 Lavington Drive, Longlevens,
Gloucester, GL2 0HS**

£317,500

**A VERY WELL MAINTAINED AND EXTENDED
SEMI DETACHED HOUSE IN A POPULAR
POSITION**

Lavington Drive is a popular residential road situated on the edge of Longlevens approximately 2 miles to the east of Gloucester city centre. Some of the area's most sought after schools are within walking distance, Cheltenham and the M5 are only very short drive. Number 40 has been beautifully looked after, extended and offers good size adaptable accommodation with two double bedrooms and a bathroom to the first floor and a study or bedroom 3 to the ground floor with its own access to the garden. Additionally there's a good size lounge/dining room and a well fitted kitchen/breakfast room. To the exterior, ample parking to the front, garage and landscaped private rear gardens.

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ENTRANCE PORCH

UPVC double glazed sliding doors and glazed door to:-

ENTRANCE HALL

Radiator. Staircase to landing. High-quality flooring. Glazed to:-

LOUNGE/DINING ROOM 22' 7" x 12' 2" (6.88m x 3.71m)

Double radiator. High-quality flooring. Fireplace with beam and stone hearth. TV point. Large window to the front and door to inner hall. Glazed double doors to:-

KITCHEN/BREAKFAST ROOM 13' 7" x 9' 3" (4.14m x 2.82m)

Beautifully fitted with inset ceramic one and a half bowl sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Tiled floor. Built-in glass and stainless steel fronted oven with four ring hob and extractor hood. Built-in fridge and freezer. Built-in dishwasher. Radiator. Inset ceiling spotlights. UPVC double glazed door to garden.

INNER HALL

Store cupboard. Door to garage.

STUDY/BEDROOM 3 14' 0" x 7' 4" (4.26m x 2.23m)

Radiator. Laminate flooring. Double UPVC double glazed French doors to terrace and garden.

FIRST FLOOR

LANDING

Flank window.

BEDROOM 1 17' 0" x 11' 0" (5.18m x 3.35m)

(Plus dressing recess). Wardrobe cupboards with mirrored sliding doors. High-quality flooring. TV point. Double radiator. Dimmer switch.

BEDROOM 2 9' 2" x 8' 4" (2.79m x 2.54m)

High quality flooring. Airing cupboard with Worcester gas central heating boiler. Double radiator.

BATHROOM

Panelled bath with stainless steel double shower. Tiled splashback. Glazed screen. Pedestal wash hand. Low level WC. Heated towel rail. Fully tiled walls. Laminate flooring. Extractor fan.

EXTERIOR

Front gardens laid predominantly to driveway with parking and turning area for several cars with low walls to front and both sides.

Rear gardens, beautifully private and landscaped as well as being of a good size with large area of paid terrace with sleeper raised flowerbeds and steps to a good area of lawn with mature shrubs and bushes. Boarded fencing giving a good deal of privacy. Outside light and tap.

GARAGE 16' 10" x 8' 4" (5.13m x 2.54m)

Up and over door. Power and light.

AGENTS NOTE

COUNCIL TAX: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Floor 1

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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